

**ZONING & PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2019-0505D

ZAP DATE: 10/20/2020

PROJECT NAME: Colton Bluff Park

ADDRESS: 7405 Lowery Crossing

APPLICANT: KB Homes – Austin Division (Laurie Lara)
10800 Pecan Park Blvd., Suite 200
Austin, TX 78750
(512)- 651-8064

AGENT: SEC Planning, Ltd. (Amy Booth)
4201 W. Parmer Lane, Bldg A, Suite 200
Austin, TX 78727

CASE MANAGER: Ann DeSanctis, (512) 974-3102 or ann.desanctis@austintexas.gov

WATERSHED: Cottonmouth Creek (Suburban)

NEIGHBORHOOD PLAN: N/A

PROPOSED DEVELOPMENT:

The applicant proposes a neighborhood park with sidewalks, an open air-pavilion, playground, basketball court, and site furnishings.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a neighborhood park with a Community Recreation (Public) land use designation. Community Recreation (Public) is a conditional use within SF-4A zoning, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

PROJECT INFORMATION:

SITE AREA	2.486 acres	
ZONING	SF-4A-CO	
PROPOSED USE	Community Recreation (Public)	
PROPOSED PARKING	On-street	
	Existing	Proposed
IMPERVIOUS COVER	0 SF / 0%	18,364.9SF / 17%
BUILDING COVERAGE	N/A	N/A
BUILDING HEIGHT	N/A	N/A
F.A.R	N/A	N/A

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin

Del Valle Independent School District

Del Valle Community Coalition

Vista Point Homeowners Association

Austin Independent School District

Neighborhood Empowerment Foundation

Friends of Austin Neighborhoods

Onion Creek Homeowners Association

Sierra Club, Austin Regional Group

Go Austin Vamos

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

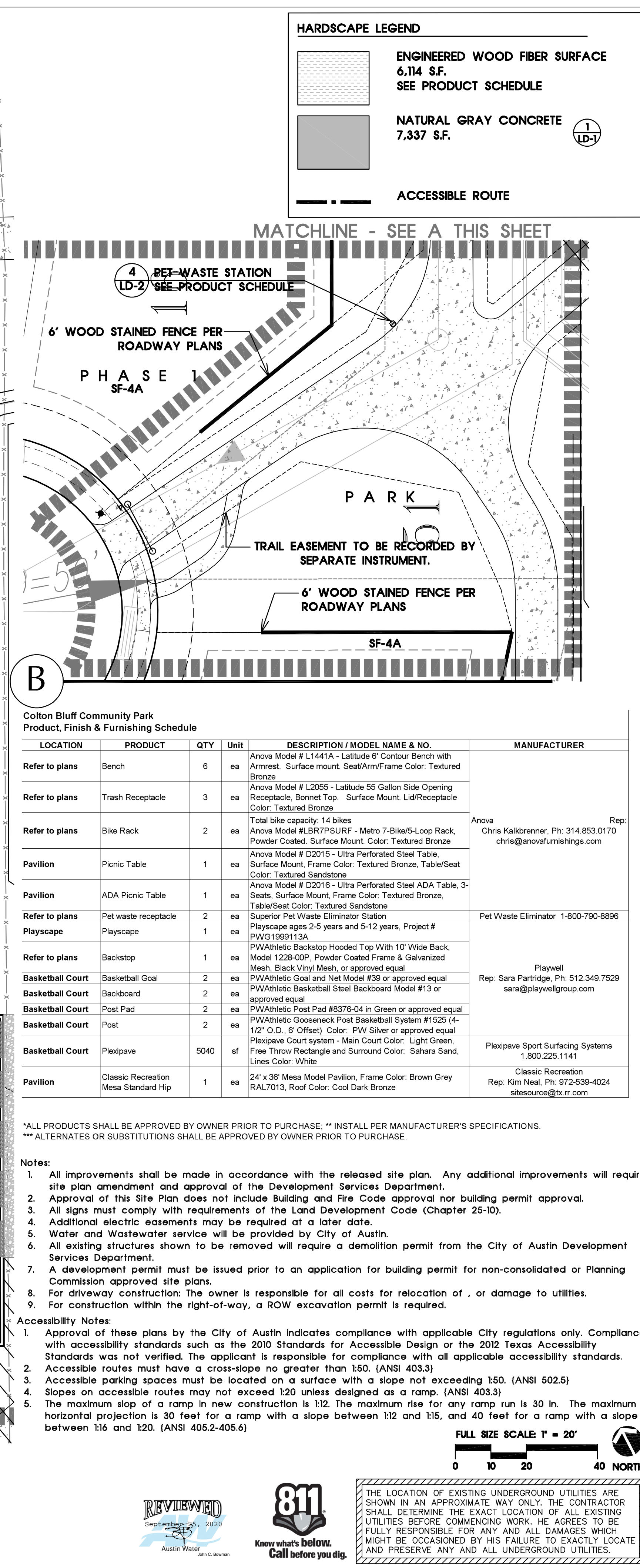
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Since this park is intended to serve the Colton Bluff Community, and long-distance travel by vehicles is not expected to occur, the frontage around the park will provide sufficient on-street parking.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

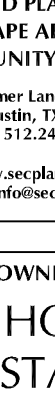

A conditional use site plan may not:

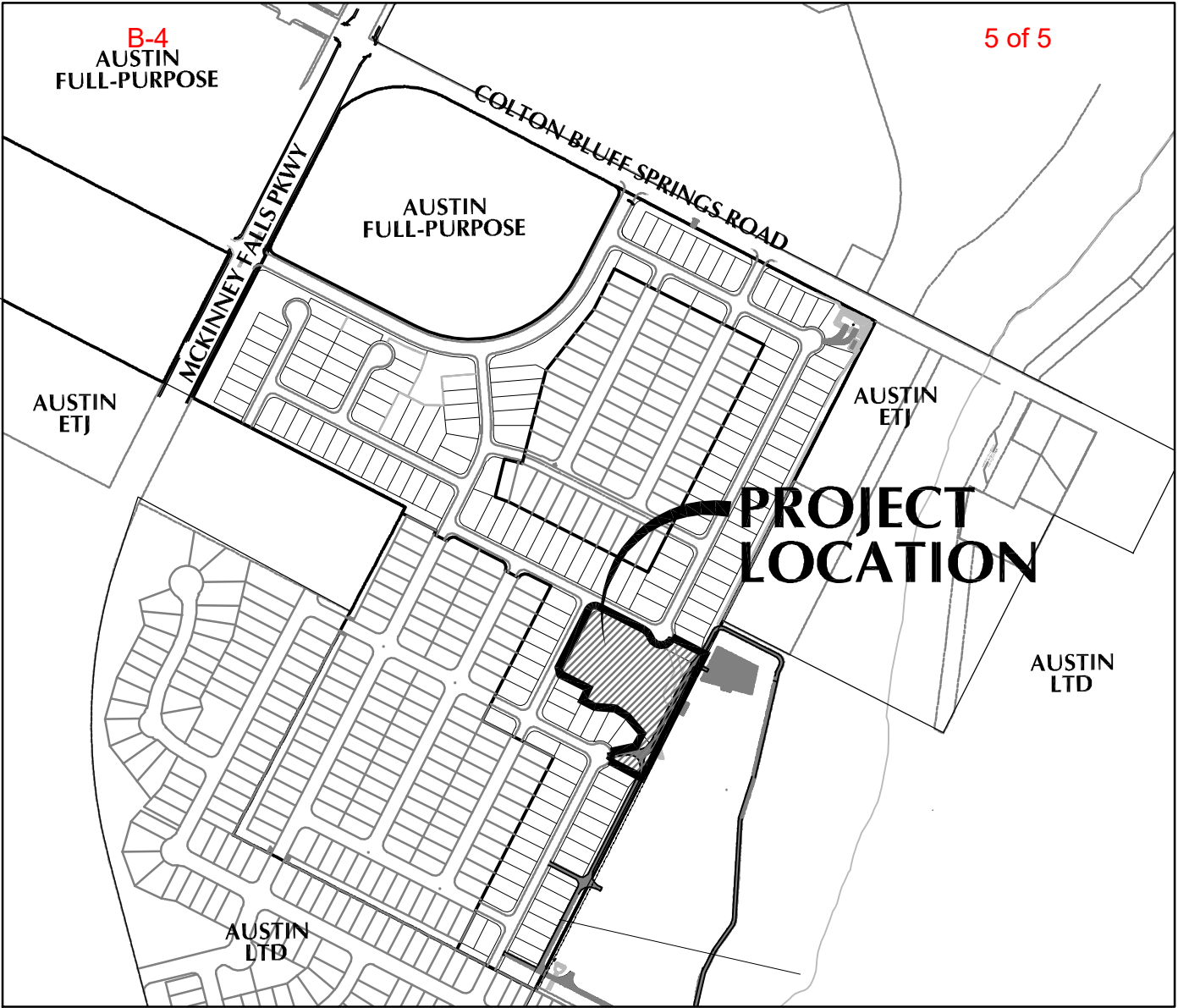
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

Project Summary**Colton Bluff Park****SPC-2019-0505D**

Colton Bluff Park is a 2.486 acre neighborhood park for residents of the Colton Bluff Subdivision. The site is in Austin's Full Purpose Jurisdiction. The park includes sidewalks, an open air-pavilion, playground, basketball court, site furnishings and on-street parking.



 SEC Planning, LLC Austin, Texas LAND PLANNING LANDSCAPE ARCHITECTURE COMMUNITY BRANDING 4201 W. Palmer Lane, Bldg. A Suite 220 Austin, TX 78727 T 512.246.7003 www.secplanning.com Email: info@secplanning.com																				
OWNER: KB HOME LONE STAR INC. 18800 Pecan Park Blvd., Ste. 200 Austin, TX 78726 T 512.651.0100 F 512.278.6481																				
 09/22/2020																				
<div style="display: flex; justify-content: space-between;"><div style="writing-mode: vertical-rl; transform: rotate(180deg);">COLTON BLUFF PARK 7405 LOWERY CROSSING</div><div style="writing-mode: vertical-rl; transform: rotate(180deg);">SITE DEVELOPMENT PLANS AUSTIN, TEXAS</div></div>																				
Drawing File Name S:\B01144-KBCT\Cadfiles\LA\Sheets\Park Sheets\L-1.0.dwg Issued: <table style="width: 100%;"><tr><td>1. Client Review</td><td style="text-align: right;">08/28/2019</td></tr><tr><td>2. City Submittal</td><td style="text-align: right;">11/08/2019</td></tr><tr><td>3. City Submittal</td><td style="text-align: right;">12/12/2019</td></tr><tr><td>4. City Submittal</td><td style="text-align: right;">12/23/2019</td></tr><tr><td>5. City Submittal</td><td style="text-align: right;">03/17/2020</td></tr><tr><td>6. City Submittal</td><td style="text-align: right;">05/22/2020</td></tr><tr><td>7. City Submittal</td><td style="text-align: right;">08/10/2020</td></tr><tr><td>8. City Submittal</td><td style="text-align: right;">09/22/2020</td></tr></table> Revisions: <table style="width: 100%;"><tr><td>1. _____</td><td></td></tr><tr><td>2. _____</td><td></td></tr></table> <div style="text-align: right;">Issue Date: 09/22/2020 _____</div>	1. Client Review	08/28/2019	2. City Submittal	11/08/2019	3. City Submittal	12/12/2019	4. City Submittal	12/23/2019	5. City Submittal	03/17/2020	6. City Submittal	05/22/2020	7. City Submittal	08/10/2020	8. City Submittal	09/22/2020	1. _____		2. _____	
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LOCATION MAP

NOT TO SCALE



NORTH